



5 St. Martins Close

Newington, ME9 7JB

Guide price £450,000



PRICE GUIDE £450,000 to £475,000. A unique and vastly extended house which imposing size warrants an internal viewing! The configuration and numerous rooms provide flexible living arrangements for a plethora of buyers. Downstairs offers a porch, entrance hall, generous sized lounge, dining room, family room, study/office, utility room and good sized kitchen. The first floor boasts four double bedrooms, the master benefitting from an en-suite shower room. The versatility of this end of terrace home also extends to the gardens! The established front garden is a lovely size (approx. 80') while the rear garden also offers plenty of space for all the family! A very unique and rare selling point! The garage with parking is located to the rear, directly accessed from the rear garden. Properties of this ilk and stature are rarely available so call today to book your viewing! NO CHAIN.

This spacious property is perfectly located close to all local amenities including shops, doctor's surgeries, takeaways and a country pubs. For families Newington CoE Primary is a short walk away and further afield there is a range of Primary, Secondary and Grammar schools. Newington train station offers direct links to London and the coast and with such easy access to the M2/M20 motorway network this is ideal for commuters.

Newington is also well-placed for accessing the nearby towns of Sittingbourne and Rainham, both just a short drive away. These towns provide a wider range of amenities, including shopping, dining, healthcare, and education options, along with mainline railway stations for convenient travel to London.

For those who enjoy outdoor activities, the surrounding countryside offers picturesque orchards and scenic walking trails, perfect for exploring and unwinding in the natural beauty of the area.



Door To

Porch

6'2 x 3'9 (1.88m x 1.14m)

Hallway

13' x 9'12 (3.96m x 2.74m)

Study

15'1 x 9'5 (4.60m x 2.87m)

Lounge

19'1 x 12'9 (5.82m x 3.89m)

Kitchen

19'4 x 8'8 (5.89m x 2.64m)

Diner

14'1 x 8'8 (4.29m x 2.64m)

Utility Room

8'2 x 6'3 (2.49m x 1.91m)

Office /Bedroom

9'2 x 9'1 (2.79m x 2.77m)

W.C

3'9 x 3'7 (1.14m x 1.09m)

Stairs To

Landing

Bedroom 1

14'5 x 13' (4.39m x 3.96m)

En-Suite

10' x 3'2 (3.05m x0.97m)

Bedroom 2

11'7 x 11'2 (3.53m x 3.40m)

Bedroom 3

11'1 x 9'2 (3.38m x 2.79m)

Bedroom 4

9'4 x 8'8 (2.84m x 2.64m)

Bathroom

6'7 x 6'1 (2.01m x 1.85m)

Front Garden

approx 80' (approx 24.38m)

Rear Garden

42' x 35' (12.80m x 10.67m)

Garage

17'5 x 8'4 (5.31m x 2.54m)

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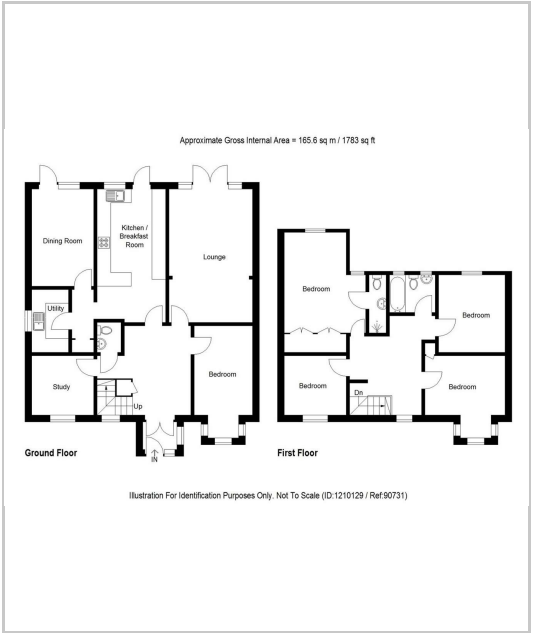
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Area Map



Floor Plans



Energy Efficiency Graph

